WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville TN 37215

BILL GARRETT, Davidson County
Trans:T20100044364 DEEDWARR
Recvd: 07/20/10 12:44 2 pgs
Fees:13.00 Taxes:1783.40

20100720-0056718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,000.00

C. Todd Counter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2010.

James I. Harris
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAMES I. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Todd Counter	New Owner	Map 146-10
(NAME)	(NAME)	
897 Oak Valley Lane		Parcel 9
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES S. AUNSPAUGH AND WIFE, JENNIFER P. AUNSPAUGH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **E. TODD COUNTER AND WIFE, MARGARET G. COUNTER**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Oak Hill Valley Subdivision of record in Plat Book 1835, pages 15-16, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James S. Aunspaugh and Jennifer P. Aunspaugh, husband and wife, by deed from Mitchell L. Morrison and wife, Patricia L. Morrison, of record in Instrument #20060802-0093942, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 1835, pages 15-16, said Register's Office; (c) restrictive covenants of record in Book 1788, page 186 and Book 1809, page 539, said Register's Office; and (d) easement of record in Book 7066, page 469, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 897 Oak Valley Lane, Nashville, Tennessee 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14 day of July, 2010

James S. Aunspaugh

Jennifer P. Aunspaugh

STATE OF ARKANSAS
COUNTY OF PULASKI

OFFICIAL SEAL - NO. 12357755
MICHELLE L. JUERGENS
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
MY COMMISSION EXPIRES 11-27-16

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Aunspaugh and Jennifer P. Aunspaugh, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NORTH LITTLE ROCK (city), ARKANSAS (state), this 14th day of July, 2010.

Commission expires: 11-27-16

Notary Public

OFFICIAL SEAL - NO. 12357755
MICHELLE L. JUERGENS
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
MY COMMISSION EXPIRES 11-27-16